

Memorandum

MIAMI-DADE
COUNTY

Date: July 11, 2007

B&F

Agenda Item No. 3(J)

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Sale of County-owned Property
Location: SW 192nd Avenue and SW 256 ST
Folio No. 30-6826-000-0280

RECOMMENDATION

It is recommended that the Board declare surplus this County-owned vacant lot, located at SW 192 Avenue and SW 256 Street, and authorize the private sale of same, for \$50,000, to the sole adjoining property owner, Ms. Lesli A. Burkhead, pursuant to Section 125.35-3(2) of the Florida Statutes.

SCOPE

MANAGING DEPARTMENT: General Services Administration

COMMISSIONER DISTRICT: 8

COMMISSION DISTRICT(S)
IMPACTED: 8

FOLIO NUMBER: 30-6826-000-0280

LOT SIZE: 0.5 acres

LOCATION: West side of SW 192nd Avenue (Tower Rd.) and north of SW 256 Street (Plummer Dr.)

DATE ACQUIRED: October 14, 1912 (Warranty Deed) Recorded in Deed Book 86/492

ZONING: GU (Interim use)

FISCAL IMPACT/FUNDING SOURCE

APPRAISED VALUE: \$50,000.00 (attached is the Certificate of Appraisal for the property dated May 1, 2007).

SALE AMOUNT: If approved for surplus by the Board, the property will be sold via private sale to Lesli A. Burkhead, the only adjacent property owner, for \$50,000, which represents its fair market value as determined by an independent state certified real estate appraiser.

JUSTIFICATION:

Miami-Dade County purchased this ½ acre parcel of land, known as Rock Pit #28, in 1912 and partially excavated it for fill material to build County roads. The County has not used this parcel for any other purpose. Lesli A Burkhead, the owner of the adjacent property, located at 19205 Southwest 256th Street, would like to purchase the subject property since it abuts her property on three sides. Ms. Burkhead's property is four-acres in size and improved with a single family home that she occupies.

The County parcel is zoned GU (Interim Use) and designated for agricultural use on the County's Land Use Map, which requires a minimum of five acres to be a legal building site. This parcel is only ½ acre in size and, therefore, cannot be developed independently nor can it legally be used for agricultural purposes. Florida Statute 125.35-3(2) provides that when the Board of County Commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit and/or the value of the property is \$15,000 or less as determined by the County Property Appraiser, the Board may effect a private sale of the parcel with the adjacent property owner. If there is more than one adjacent property owner the property shall be bid amongst those owners. In this case Ms. Burkhead is the sole adjacent property owner.

BACKGROUND

COMMENTS:

The Planning Advisory Board has recommended that this property be declared surplus to County needs and made available for sale. Staff has circulated this parcel to County departments and has determined that it is not needed for any County purpose.

The sale of this parcel will eliminate the County's obligation to maintain the property, which is approximately \$1,500 per year and will put the property on the tax roll, which will generate approximately \$1,000 in annual tax revenue to the County.

TRACK RECORD/MONITOR

MONITOR:

This property will be sold to the adjacent property owner in as is condition. The sale of this property will be handled by Mercedes Sanchez, Real Estate Officer.



Assistant County Manager




MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: September 4, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Agenda Item No. _____

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING COUNTY-OWNED PROPERTY LOCATED ON THE WEST SIDE OF SW 192nd AVE. (TOWER RD.) NORTH OF SW 256 STREET (PLUMMER DR.), SURPLUS; AUTHORIZING THE PRIVATE SALE OF SAID PROPERTY TO THE ADJACENT PROPERTY OWNER, MS. LESLI A. BURKHEAD, FOR \$50,000; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in the accompanying County Deed, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.35-3(2) Florida Statutes, hereby declares County-owned property located on the west side of SW 192nd Avenue (Tower Rd.) and north of SW 256 Street (Plummer Dr.) surplus; authorizes the private sale of said property to the adjoining property owner, Ms. Lesli A. Burkhead, for Fifty Thousand Dollars and 00/100 (\$50,000.00), which represents its current fair market value as determined by an independent state certified appraiser; authorizes the County Mayor or his designee to take all actions necessary to accomplish the sale of said property legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and
adopted this 4th day of September, 2007. This resolution shall become effective
ten (10) days after the date of its adoption unless vetoed by the Mayor, and if
vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Instrument prepared under the direction of:
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Folio No. 30-6826-000-0280

COUNTY DEED

THIS DEED, made this day of , 2007 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and Lesli A. Burkhead , party of the second part, whose address is 19205 SW 256 Street, Miami, Florida 33133 :

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Fifty Thousand Dollars and No/100 (\$50,000.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

LEGAL DESCRIPTION

26-56-38, BEG 198FTN OF SE COR OF SE1/4 OF SE1/4 OF NW1/4 CONT N132FT
W165FT S132FT E165FT TO POB. A/K/A 30-6826-000-0280 Rock Pit #28

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by the Mayor as authorized by its Board of County Commissioners acting the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. R-_____ passed by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ of _____, 2007.

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CERTIFICATE OF APPRAISAL

We, the undersigned, do hereby certify that upon request for appraisal by Miami-Dade County, Florida, General Services Administration, we have made an inspection, investigation, and analysis of vacant land adjacent on the east to 19205 S.W. 256th Street, unincorporated Miami-Dade County, Florida, and legally described as follows:

BEGINNING 198 feet North of the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 26, Township 56 South, Range 38 East, run North for 132 feet to a point; thence, run West for 165 feet to a point; thence, run South for 132 feet to a point; thence, run East for 165 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

[Folio 30-6826-000-0280.]

In our opinion, the market value of the property, owned in fee simple, subject to the purpose of appraisal, definitions, assumptions and limiting conditions, provisions of our Certificate of Appraisal, and the like contained in the attached summary appraisal report of 42 pages, which must remain attached to this certificate of appraisal in order for the value opinion set forth to be considered valid, as of May 1, 2007, was

FIFTY THOUSAND DOLLARS

(\$50,000.00).

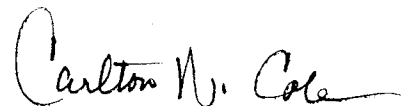
Except as otherwise noted in this appraisal report, we certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions, are limited only by the reported assumptions and limiting conditions, and are our personal and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
5. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice.
6. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

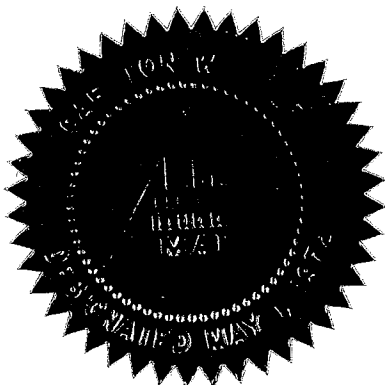
7. The analysis, opinions, and conclusions developed in this report have been prepared in conformity with the requirements of the State of Florida for state-certified appraisers.
8. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisers Sub-Committee of the Florida Real Estate Commission.
9. This appraisal assignment was not based on a requested maximum or minimum valuation, a specific valuation, or approval of a loan.
10. As of the date of this report, Carlton W. Cole, MAI, CRE, CCIM, has completed the requirements under the continuing education program of the Appraisal Institute.
11. As of the date of this report, Carlton W. Cole, MAI, CRE, CCIM, is a State-Certified General Appraiser, Florida Certification No. 201, and a Licensed Real Estate Broker, Florida License No. 0182879.
12. Carlton W. Cole, MAI, CRE, CCIM, inspected the property on May 23, 2007.
13. No one provided significant professional assistance to the person signing this report.

May 24, 2007
Not Valid Unless Sealed

COLE APPRAISAL COMPANY



Carlton W. Cole, MAI, CRE, CCIM

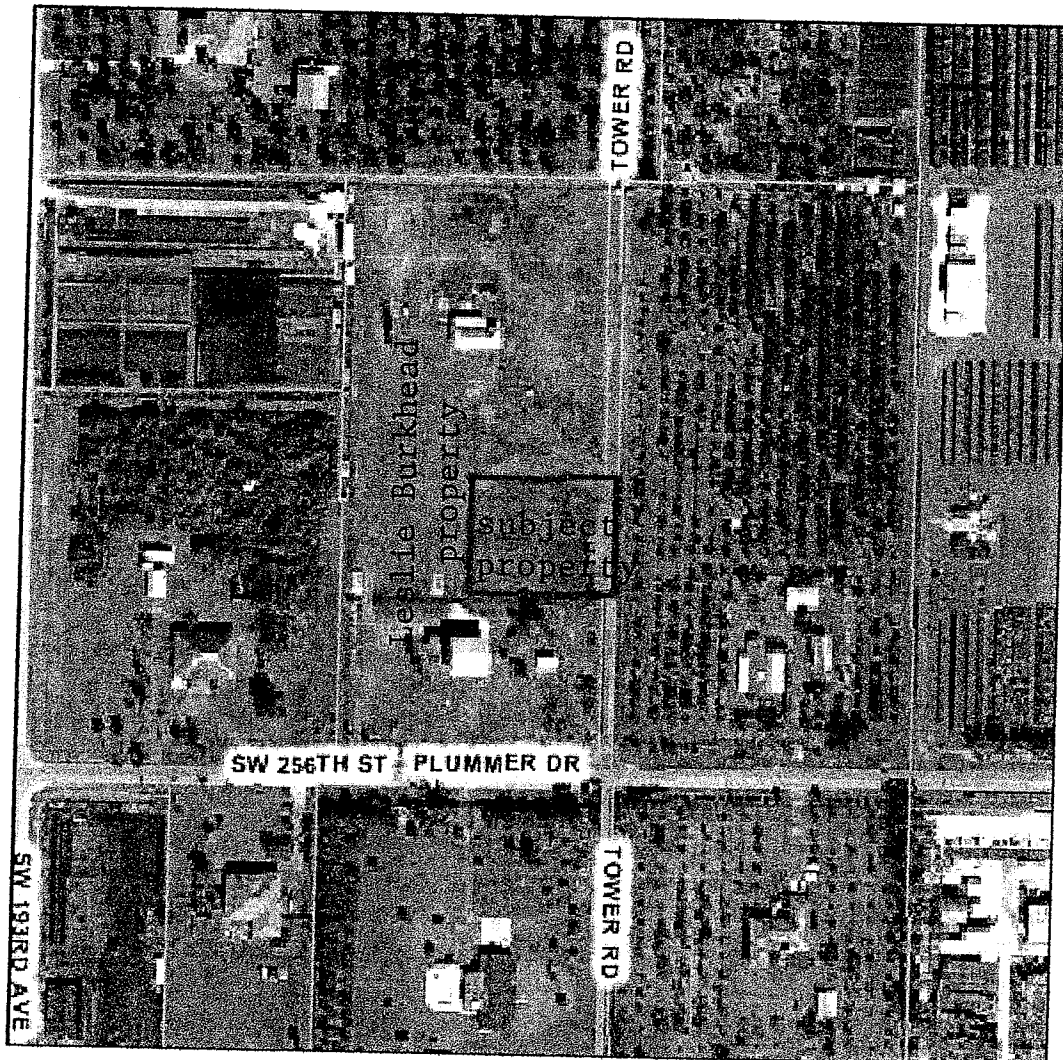


Property Information Map

My Home
Miami-Dade County, Florida

miamidade.gov

Property Information Map



Digital Orthophotography - 2006

0 117 ft

This map was created on 6/27/2007 11:05:27 AM for reference purposes only.

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Commission District 8



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Close